

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 30, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 30, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 23, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 23, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-211 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 167-106-004
Grantor: Joseph Del Vecchio et al.
Property: 9 Merritt Avenue, Woodbridge, CT
Project Purpose: Reconstruction of Bridge No. 04920 - Merritt Avenue over West River
Item Purpose: Acquisition of approximately 1,350 +/- SF of defined easement area, 80 SF easement for the installation of metal beam rail and the contributory value of site improvements all for highway purposes.

Bridge No. 04920 carries Merritt Avenue over the West River in Woodbridge. The project involves the replacement necessary due to its classification as "scour critical." The bridge was constructed in 1940 and widened in 1969. Its total length is 47 feet comprised of two 20-foot spans. The proposed replacement structure is a single span consisting of a pre-stressed concrete butted box beams superstructure with cast-in-place reinforced concrete abutments and wing walls, all supported on steel H-piles bearing on rock. The roadway will be 24 feet wide. The project estimate of \$259,200 for rights of way acquisition involves four easements, with total project estimate of \$2.64 million.

Funding is through the Federal Local Bridge Program which is 80% federal; 20% municipal.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, August 30, 2012

Page 2

At 9 Merritt Avenue, DOT is acquiring a defined easement for highway purposes = 1,350 SF; an easement to install metal beam rail = 80 SF; and the right to remove and reset fence. Extensive landscaping including mature trees, plantings, lawn, pavers and fencing will be affected.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property contains 0.32 acre and is improved with a single family residence. The EOC established a unit value of \$3.00/SF. This is consistent with published information on residential lot sales in Woodbridge. Hence the taking was valued as follows:

Item	Calculation	Total
Defined easement for highway purposes	1,350 SF @ \$3.00/SF x 99%	\$4,009.50
Easement to install metal beam rail	80 SF @ \$3.00/SF x 99%	237.60
Contributory value of landscaping	Lump sum	3,000.00
Total:	\$7,247.10, say	\$7,250.00

Staff recommended Board approval is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the estimate of compensation prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-211 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-211. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary